

FOR LEASE | RETAIL SPACE

560 RIDEAU STREET, OTTAWA, ON



PROPERTY HIGHLIGHTS:

- Ground floor units available in newly built 197-unit residential condominium
- Possibility for restaurant venting in corner unit
- Ideal for retail, medical, and office use
- Over 1,000 new residential/condo units in the neighbourhood
- Close proximity to new student residences including the 518-bed Annex Residence and Theo Residence
- Within walking distance of Sandy Hill and the Byward Market, and close to University of Ottawa and Parliament Hill
- Nearby retailers include Loblaws, Shoppers Drug Mart and other major retailers
- Asking rental rates vary - refer to page 2 for more information
- Storefront signage, storage and parking available

EXCLUSIVELY LISTED BY:

Marcus & Millichap
Real Estate Investment Services Canada Inc., Brokerage

CANDICE LERNER-FRY

First Vice President, Sales Representative
Leasing
Direct 613-364-2323
Candice.LF@MarcusMillichap.com

FRASER PADDISON

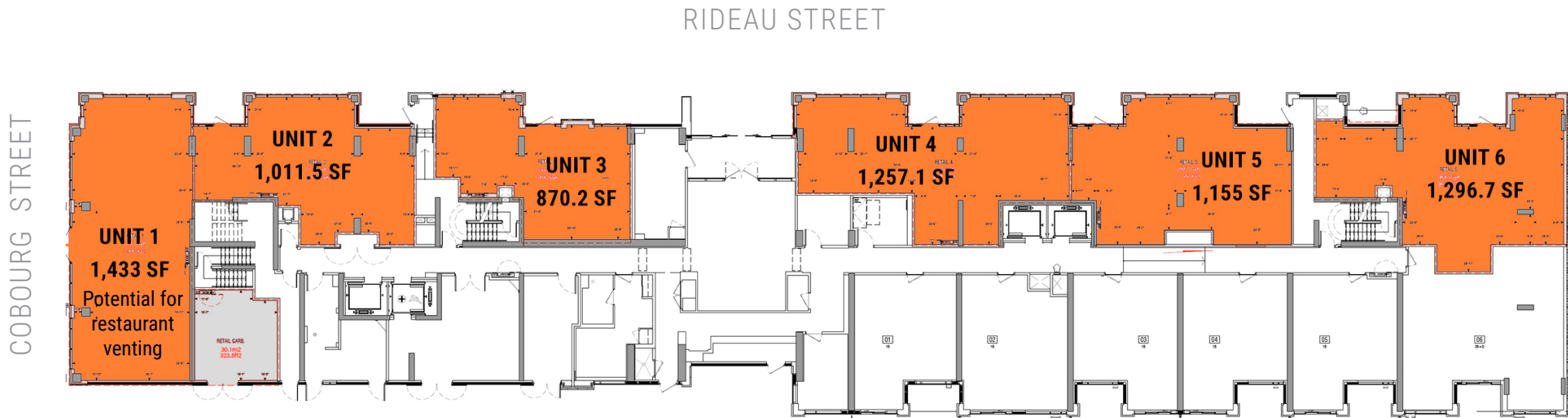
Vice President, Broker
Leasing
Direct 613-364-2303
Fraser.Paddison@MarcusMillichap.com

Ottawa Office:
275 Bank Street, Suite 301
Ottawa, Ontario K2P 2L6

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SITE PLAN



UNIT	SQUARE FOOTAGE	STARTING RENTAL RATE	2025 ADDITIONAL RENT ESTIMATE	POSSESSION
1*	1,433 SF Potential for restaurant venting	\$34-38 PSF NNN	\$22.33 PSF	Immediate
2*	1,011.5 SF	\$30 PSF NNN	\$22.33 PSF	Immediate
3	870.2 SF	\$32 PSF NNN	\$22.33 PSF	To be confirmed
4**	1,257.1 SF	\$28 PSF NNN	\$22.33 PSF	Immediate
5**	1,155 SF	\$28 PSF NNN	\$22.33 PSF	Immediate
6	1,296.7 SF	\$28 PSF NNN	\$22.33 PSF	Immediate

* Units 1 & 2 can be combined; ** Units 4 & 5 can be combined

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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

Ottawa's Urban Core is a fast growing, diverse collection of neighbourhoods. One of the more recent areas to experience an influx of new residents is in the eastern area of downtown Ottawa, known as Lowertown. One of the oldest neighbourhoods in Ottawa, Lowertown is bordered by Rideau Street to the south, the Ottawa River to the west and north and the Rideau River to the east and is primarily composed of older, low-rise residential neighbourhoods. Just south of Rideau Street is the Sandy Hill neighbourhood, home to the University of Ottawa and by extension a large percentage of post secondary students. The immediate trade area population of this area is 15,470.

Rideau Street is one of the busiest roadways in Ottawa's east end; it is used extensively by commuters coming from Gatineau and is also a main public transit hub with numerous bus routes and connection points. Nearby amenities and attractions include: Rideau Shopping Centre, Byward Market, National Art Gallery, Conference Centre and the Rideau Canal.